

## Section 1105 - Sewer and Water Connection Charges

**1105.01 Sewer Availability Charge.** The Metropolitan Council Environmental Services has determined to reserve unused capacity in the metropolitan disposal system (as defined in M.S. 473.121, Subd. 4) for local government units in which new connections will be made to that system, and to allocate the debt service costs of the unused capacity among the local government units. For the City to pay such costs allocated to it, the City needs to establish sewer service availability charges ("SAC") for all connections made directly or indirectly to the metropolitan disposal system.

Subd. 1 **Amount of SAC.** The SAC for each building shall be determined by multiplying the SAC rate as set forth in Section 185 of this Code by the number of SAC units (rounded up) for the building. The number of SAC units shall be computed as follows:

A. Each dwelling unit located within a single dwelling unit building, double dwelling unit building, residential townhouse, apartment or condominium shall comprise one SAC unit, or a lesser amount as determined by the Metropolitan Council Environmental Services.

B. Each building or structure used for purposes other than uses described in paragraph A. of this Subdivision shall comprise the greater of:

1. One SAC unit, or

2. One SAC unit for each 274 gallons of daily flow which the Building Official estimates will be discharged from the building or structure to the sewer system. For purposes hereof, a partial SAC unit will be calculated on a pro rata basis based upon the estimated discharge in excess of 274 gallons.

C. The Building Official may request that the Metropolitan Council Environmental Services assist in the determination of the number of SAC units for a particular building or structure.

Subd. 2 **Payment of SAC.** The payment of the SAC shall be made prior to the issuance of a building permit for a new building or structure and prior to the issuance of a permit for the connection of any existing building or structure to the City sewer system.

Subd. 3 **Reports.** The Building Official shall make reports to the Metropolitan Council Environmental Services upon request regarding the collection of SAC.

**1105.02 City Sewer and Water Connection Charges.** Except as provided by Subd. 4 of this Subsection, a connection charge shall be made for each Residential Equivalent Connection (REC) made or required to be made to the City water system or City sewer system. The number of Sewer Availability Charge (SAC) units determined by the Metropolitan Council

Environmental Services will be used to determine the number of REC units for various public, commercial, industrial, institutional, residential, and multifamily residential facilities. If, after the initial connection charges are paid, additional building permits or new sewer connections are made, or when an increase of wastewater flow into the municipal sanitary sewer system is determined by the Metropolitan Council Environmental Services, charges shall be recalculated and any additional charges shall be paid. In determining the amount of the charge, the Council may consider all costs of the construction, reconstruction, establishment, operation, maintenance, repair, depreciation, and replacement of the City water system or sewer system, and of improvements, enlargements, and extensions necessary to serve the City adequately, including the principal and interest to become due on obligations issued or to be issued therefore.

**Subd. 1 Amount of Connection Charge.** The connection charge for connection to the City water system and the connection charge for connection to the City sewer system shall be set forth in Section 185 of this Code.

**Subd. 2 Connections Waived.** A connection charge shall also be made for connections required to be made to the City water system or sewer system even if the connection itself is waived by the City pursuant to Section 445.05 of this Code.

**Subd. 3 Payment.**

A. The payment of the connection charge shall be made prior to the issuance of a building permit for a new building or structure and prior to the issuance of a permit for the connection of an existing building or structure to the City water or sewer system.

B. The owner of the property to be connected to the City water or sewer system may request the Council to make the connection charges required by this Subsection to be payable in installments. The Council may by resolution provide that the connection charges be spread over a term of up to six years. The amount unpaid from time to time shall bear interest at the rate charged by the City on special assessments at the time the connection charges were payable. The amount of the connection charges so spread shall be certified to the County Auditor for collection with interest in the same manner as other special assessments and shall become a lien upon the property until paid.

C. Payment reductions:

(1) Apartments and condominiums (4 or more units) shall be computed as eighty percent (80%) of a unit if there is no plumbing for laundry facilities within each dwelling unit.

**Subd. 4 Exceptions.** Connection charges for connections to the City water or sewer systems pursuant to this Subsection shall not be required for the following:

A. Connections to City water or sewer system made pursuant to a fully approved and executed Developer's Agreement required by Subsection 810.12 of this Code.

B. Connections to water mains or sanitary sewer mains owned by jurisdictions other than the City.

C. Connections to the City water system by properties against which a special assessment for a lateral water main was levied based upon the use now proposed for connection.

D. Connections to the City sewer system by properties against which a special assessment for a lateral sanitary sewer main was levied based upon the use now proposed for connection.

*History: Ord 1102 adopted 12-21-72; amended by 1102-A1 8-30-89; Ord 2008-02, 04-15-08*

*Reference: M.S. 473.501 et seq.; 473.519; 444.075*

*Cross Reference: Section 185; Subsections 445.05, 810.12*